



Maple Leaf Community Council
P.O. Box 75595
Seattle, WA 98175-0595

November 21, 2004

Richard Conlin
Seattle City Councilmember
PO Box 34025
Seattle, Washington 98124-4025

Dear Councilmember Conlin:

Greetings from the Maple Leaf Community Council. We are writing to you in response to your October 4, 2004 letter to the Northgate Stakeholders. Thank you for your consideration of our concerns.

We strongly support the original single-family policy language approved by the majority of the Stakeholder group, "Maintain the character and integrity of the existing single-family zoned areas by maintaining current single-family zoning." This policy is critical to the single-family neighborhoods included in the Northgate Overlay, as well to the larger picture of what kind of a place Seattle will be to live in the future. We value the attributes of a single-family neighborhood: human scale structures, breathing room, light, air, ground-related open space, privacy, more impervious surfaces, community, etc. and we work hard to keep our neighborhood strong and healthy.

Northgate core area zoning already allows for the densest growth outside of downtown Seattle. There is now, and will be for the foreseeable future, a huge residual capacity for mixed-use development *within* the Urban Center boundaries, where the City Comp Plan and the NACP say density should and must be concentrated. There is no compelling reason to look outside the Urban Center and into the single-family zoned areas to accommodate growth in the Northgate area. The edges between the Urban Center and Single-Family zones are the most vulnerable and in need of the protection of a definitive single-family zoning policy and zoning boundaries. Communities can erode from the outside edges as density creeps from lot to lot or across streets. An anomaly can be manufactured rather than naturally occurring.

Furthermore, Northgate's transportation infrastructure has historically been, and likely will remain, severely constrained. This makes it even more important to concentrate growth within the Urban Center and walking distance of the Northgate Transit Center. Allowing

density to sprawl into the single-family areas will only exacerbate traffic and congestion problems. Supporting multi-modal transportation, rather than multi-family sprawl, will better support the Urban Center and will help improve the health of our citizenry.

Thank you again for your ongoing support for human scale communities, rational development, and open government.

Sincerely, On behalf of the Executive Board,

Janice Camp, President